



19 Ashbourne, Waltham, North East Lincolnshire, DN37 0UL
£205,000

Key Features:

- Three Bedroom Semi Detached Property
- Immaculately Presented
- Popular Village Location
- Modern Kitchen & Shower Room
- Well Maintained Landscaped Gardens
- Off Road Parking & Detached Garage
- Excellent School Catchment
- Ideal First Time Purchase

Presented in superb walk-in condition, a three bedroom semi detached home offered for sale in this popular residential location off Barnoldby Road. The accommodation includes:- a spacious bay fronted lounge, and kitchen with open plan living/dining room opening onto the rear garden. To the first floor are three good sized bedrooms and a recently refurbished luxury shower room. Set in attractive well maintained gardens, complete with a summer house and bar. Driveway parking and detached garage. Viewing Highly Recommended.



ENTRANCE HALL

Front entrance to the property, with a side aspect window, understairs storage cupboard, and wood effect laminate flooring.

LOUNGE

16'2" x 12'1" (4.93 x 3.70)

To front aspect, with a bay window and continued laminate flooring.

KITCHEN

10'8" x 9'3" (3.26 x 2.84)

Fitted with a range of walnut style units and contrasting work surfaces, including a resin sink/drain, built-in oven, microwave, ceramic hob with extractor over, integrated washing machine, and recess for a fridge/freezer. Built-in storage cupboard. Tiled floor. Rear aspect window and access to the side of the property. Open access to:-

LIVING/DINING ROOM

19'0" x 6'11" (5.80 x 2.13)

With continued tiled floor, and French doors opening onto the rear garden.

FIRST FLOOR LANDING

With a side aspect window, built-in storage cupboard and access to the loft via a drop down ladder - loft housing the gas central heating boiler.

BEDROOM 1

12'7" x 12'0" (3.86 x 3.66)

Master bedroom to front aspect.

BEDROOM 2

11'1" x 9'11" (3.38 x 3.03)

To rear aspect, a second double bedroom with modern fitted wardrobes.

BEDROOM 3

9'4" x 8'0" (2.87 x 2.44)

To front aspect.

SHOWER ROOM

8'2" x 5'3" (2.51 x 1.62)

Featuring a large walk-in shower, and fitted storage incorporating a wash basin and wc. Heated towel rail. Obscure rear aspect window.

OUTSIDE

Occupying a pleasant cul de sac location, the property stands in attractive low maintenance gardens, mainly laid to decorative stone and Indian sandstone paving. Outbuildings include a detached brick garage, summer house, and shed which the owners currently use as a bar.

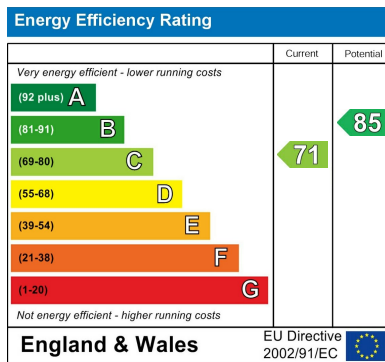
TENURE

FREEHOLD

COUNCIL TAX BAND

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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

